

ATTACHMENT J1

Picatinny Potable Water System

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J1 Picatinny Potable Water System

J1.1 Picatinny Overview

J1.2 Potable Water System Description

Picatinny (or the Installation), located in New Jersey's Morris County, approximately 40 miles west of New York City, has over 1,000 buildings, and covers nearly 6,500 acres. The Installation Management Agency is the proponent for all Installation infrastructure and support operations at Picatinny. Tenant organizations include the Armament Research, Development and Engineering Center (ARDEC), Program Executive Office for Ammunition, Program Executive Officer for Ground Combat Support, and the Program Executive Office for Soldier. The Installation is commanded by a Brigadier General, who is also currently the Program Executive Officer for Ammunition.

J1.2.1 Potable Water System Fixed Equipment Inventory

The Picatinny potable water distribution system consists of the network and all associated appurtenances physically connected to the system as defined by the points of demarcation beginning at the water wells and ending at each end-use facility. The potable water system, initially constructed in the 1920s, has a current water demand of approximately 500,000 gallons. The system may include, but is not limited to, wells, pump stations, treatment plant, pipelines, valves, fire hydrants, storage facilities, pumps, and meters.

Although not connected to the Picatinny potable water system, the potable water treatment facility for the Advanced Warhead Development Facility (AWDF) at Building 642 is included in this privatization study solicitation, and the AWDF potable water treatment facility shall be included with the sale of the Picatinny potable water system, should such a determination be made as a result of the solicitation.

All water rights (pumping or purchased) will remain with the Government.

Specifically excluded from the potable water system privatization package:

- Irrigation systems

The actual inventory of items sold will be conveyed to the Contractor using the Bill of Sale (sample shown at Attachment J42) at the time the system is transferred.

The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The description and inventory were developed based on best available data.

The Offeror shall base its proposal on site inspections, information in the technical library, and other pertinent information, as well as the following description and inventory. If after award the Offeror identifies additional inventory not listed in Paragraph J1.2.1.4, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in Paragraph J1.2.1.4 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.

J1.2.1.1 System Description

POTABLE WATER PRODUCTION, TREATMENT, AND STORAGE

Raw water is drawn from three main wells, No. 131, No. 410 (refurbished with limited capacity), and No. 302 (recently refurbished). Well water contains volatile organic compounds (VOCs), including trichloroethylene (TCE), which are removed in the treatment process.

The water treatment plant (WTP), Building No. 1383, was constructed in the mid-1980s. The WTP is rated at 1.0 million gallons per day (MGD) and serves only Picatinny Arsenal. Water demand presently averages 500,000 gallons per day (GPD) regardless of season. The New Jersey Department of Environment Protection water permit, which expires 30 April 2008, allows a maximum draw of ground and surface water not to exceed 1,788 million gallons per year or 149 million gallons per month. There are no connections that would permit emergency access to the nearby municipal systems.

Well pumps transfer raw water to a primary surge tank at the treatment facility where three raw-water pumps pressurize three 8-foot diameter x 16-foot long greensand filters. Potassium permanganate and soda ash are introduced into the raw-water flow to begin the iron and manganese removal process. Filter media is regenerated using potassium permanganate solution and greensand media rinse and is backwashed into a 16-foot diameter x 18-foot high backwash storage tank. Filtered water then flows under pressure to an air-stripping tower where TCE is removed followed by chlorination. Fluoridation completes the treatment process. Backwash wastes and residuals are discharged into the sanitary sewer system. Finished water is then pumped through a detention tank (completing the disinfection process) into elevated storage tanks located throughout the distribution system. Two ground-level storage reservoirs (No. 1381 and No. 1382) located at the treatment complex are replenished from the distribution system. An adjacent structure, Facility No.1381-A, houses two fire protection pumps that draw water from the ground storage reservoirs and boost the flow in the potable water distribution system when needed. Standby power for the WTP is furnished by a 450 kW diesel generator set with sufficient capacity

to operate treatment-related equipment as well as raw and treated water pumps. The WTP operation includes a small laboratory for analyzing water samples. A master meter at the WTP records gross plant output.

The WTP and distribution system is manned seven days per week, eight hours per day. Several critical elements of the water system are controlled from the WTP by a Supervisory Control and Data Acquisition (SCADA) system, utilizing remote terminal units (RTUs).

Three ground storage reservoirs, Tank Nos. 1381, 1382 (mentioned above), and 3214 plus three elevated storage tanks, Nos. 1300, 3141, and 3254 provide a total of approximately 1.5 million gallons of potable water storage. In addition raw water is stored in Tank 1091, a 100,000 gallon elevated tank. Water is pumped to Tank 1091 and is used to supply the water plant, as well as providing water to a series of fire hydrants north of the tank.

POTABLE WATER DISTRIBUTION SYSTEM

Due to significant changes in topography, three distinct pressure zones exist within the distribution system: a low-pressure zone (Lower Area), a medium pressure zone (Navy Hill Area), and a high-pressure zone (1300 and 1400 areas). Two pump stations are used in the distribution network: Structure No. 3013, which maintains the water level in Tank 3214 and Structure 1061, an in-line pumping system. A standby generator set, capable of operating a single 100 gallons per minute (gpm) transfer pump, supports Structure No. 3013.

The distribution system is constructed of approximately 217,000 linear feet of water mains and lateral lines ranging in size from less than 2 inches to 12 inches. The system includes main valves, pressure reducing stations, valve vaults, post indicator valves, monitoring and warning systems, and fire hydrants. The majority of the system was installed prior to 1950 and consists of unlined cast iron. During the late 1990s through the present, projects have been undertaken to replace a significant amount of older pipe. The most recent project is being funded under Job Order Contracting (JOC) and when completed in the next 12 months will have installed 33,600 linear feet of ductile iron pipe. No service laterals are included in these additions. The new pipe runs parallel to existing pipe and is connected to this pipe at frequent intervals. Once laterals to the new lines are completed, the old lines could then be retired.

The number and location of hydrants are adequate for fire fighting. System valve locations are adequate for isolating sections of the distribution system for repairs.

POTABLE WATER TREATMENT FACILITY FOR ADVANCED WARHEAD DEVELOPMENT FACILITY (AWDF)

The potable water treatment facility at the AWDF, located in Building 642, is similar to the operation at the Water Treatment Plant at Building 1383. The AWDF treatment facility includes an

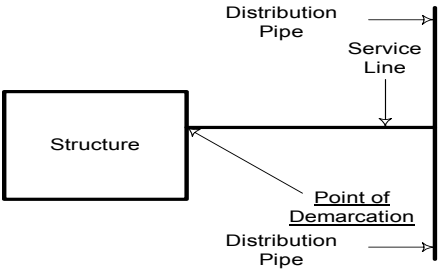
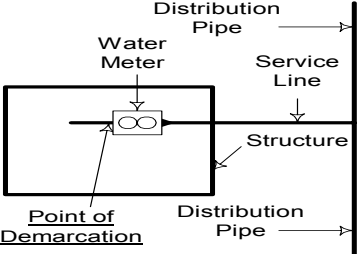
air stripper with blower, three chemical mixers, and chlorine solution and potassium permanganate for alkalinity feed. The treatment facility also has a green sand filter for iron and manganese removal; monitor equipment for flow, turbidity, pH and cl₂; a storage tank; a pressure tank; and, a carbon filter.

J1.2.1.2 Points of Demarcation

The Picatinny potable water system being studied consists of all components from the point where the Installation takes ownership from the supplier to the point where water is supplied to end-users. The point of demarcation for each end-user is defined as the point or component on the distribution system where ownership changes from the utility owner to the building owner. In most cases the point of demarcation is the point where the service line enters the structure. However, in situations where the facility water meter and/or backflow prevention device is located within the facility, the point of demarcation will be inside the facility and the Contractor will be required to coordinate his work with the facility. The Technical Library contains a list of facilities where the point of demarcation is located within the facility.

Table 1 identifies the type of service and general location of the point of demarcation with respect to each building served by the distribution system.

TABLE 1
 Points of Demarcation
Water Distribution System, Picatinny Arsenal, New Jersey

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure.	No water meter, backflow prevention device, or valve exists on the service line entering the structure within the structure	 <p>The sketch shows a horizontal 'Distribution Pipe' with arrows at both ends. A vertical 'Service Line' descends from the pipe and enters a rectangular box labeled 'Structure'. The point where the service line enters the structure is labeled 'Point of Demarcation' with an arrow pointing to it.</p>
Point of demarcation is the downstream side of the water meter or backflow prevention device within the structure.	Water meter or backflow prevention device is located on the service line entering the structure within the structure.	 <p>The sketch shows a horizontal 'Distribution Pipe' with arrows at both ends. A vertical 'Service Line' descends from the pipe and enters a rectangular box labeled 'Structure'. Inside the structure, the service line passes through a 'Water Meter' (represented by a circle with a cross). The point downstream of the water meter is labeled 'Point of Demarcation' with an arrow pointing to it.</p>

J1.2.1.3 Condition Assessment

Many components of the Picatinny potable water system have either exceeded or are approaching the end of their useful lives. These include the pipes, hydrants, valves and backflow preventers installed prior to the 1960s. All three wells, as well as the pump stations have recently been rehabilitated. Section J1.11 identifies initial capital projects required within the first five years of the privatization contracts to remedy specific system inadequacies.

As the potential owner of the system, offerors under this solicitation shall be responsible for determining if any ‘best available technology’ upgrades are required to be implemented on the system by a new owner in order to meet all New Jersey Department of Environmental Protection (NJDEP) rules and regulations. Offerors shall include any such ‘best available technology’ upgrades under Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s), with these upgrades being specifically identified as such on the schedule.

J1.2.1.4 Inventory

Table 2 identifies the inventory of the Picatinny potable water system. When not specifically identified by system drawings, the size and type of system components were estimated generally based on the size of the piping the component was connected to. Additionally, when the year of construction was not known, it was estimated based on the age of the piping or the age of the facility served. The system will be sold in a “as is, where is” condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

TABLE 2
 Fixed Inventory
Water Distribution System, Picatinny, New Jersey

Component	Size	Quantity	Unit	Approximate Year of Construction
<i>Pipe</i>	<2” – 2”	3,600	LF	1930s
	<2” – 2”	10,800	LF	1940s
	<2” – 2”	4,000	LF	1950s
	2½”	4,040	LF	1940s
	3”	3,280	LF	1950s
	4”	480	LF	1920s
	4”	7,160	LF	1930s
	4”	27,360	LF	1940s
	4”	10,280	LF	1950s
	4”	3,000	LF	1960s

Component	Size	Quantity	Unit	Approximate Year of Construction
	4"	1,120	LF	1970s
	6"	3,600	LF	1920s
	6"	14,600	LF	1930s
	6"	31,280	LF	1940s
	6"	16,640	LF	1950s
	6"	2,320	LF	1970s
	8"	600	LF	1920s
	8"	4,400	LF	1930s
	8"	1,280	LF	1940s
	8"	12,640	LF	1950s
	8"	3,200	LF	1970s
	8"	6,435	LF	2000s
	10"	200	LF	1920s
	10"	6,040	LF	1930s
	10"	1,040	LF	1940s
	10"	9,600	LF	1950s
	10"	27,150	LF	2000s
	12"	640	LF	1930s
	12"	280	LF	1940s
	Total Pipe	217,065	LF	
Main Valves		246	EA	1950s
Post Indicator Valves		57	EA	1950s
Valve Vaults		13	EA	1950s
Fire Hydrants		265	EA	1950s
Backflow Preventers				
	1"	140	EA	1950s
	2"	65	EA	1950s
	3"	14	EA	1950s
	4"	16	EA	1950s
	6"	16	EA	1950s
	8"	2	EA	1950s
	Total BFP	253	EA	
Elevated Storage Tanks				
Tank 1381	150,000 gal	1	EA	2004
Tank 1382	150,000 gal	1	EA	2004
Tank 1300	300,000 gal	1	EA	1985
Tank 3141	200,000 gal	1	EA	1940

Component	Size	Quantity	Unit	Approximate Year of Construction
Tank 3254	200,000 gal	1	EA	1940
Tank 1091 (Raw water)	300,000 gal	1	EA	2000
<i>Ground Storage Tanks</i>				
Tank 3214	500,000 gal	1	EA	1943
<i>Wells</i>				
Well 131 (820 gpm capacity; 100 HP;196 ft. depth)		1	EA	2001 (rehabilitated)
Well 302D (700 gpm capacity; 75 HP;417 ft. depth)		1	EA	2001 (rehabilitated)
Well 410 (400 gpm capacity; 108 ft. depth)		1	EA	2001 (rehabilitated)
<i>Pump Stations</i>				
Pump 1381-A	2 @ 60 HP		EA	2004
Pump 3013	1 @ 25 HP		EA	1965
Booster 723	1 @ 5 HP		EA	2001
Booster 91	2 @ 30 HP		EA	2000
<i>Pressure Reducing Station</i>				
		1	EA	1950s
		1	EA	1990s
		1	EA	2000s
<i>Potable Water Treatment Plants</i>				
Main Installation (Bldg. 1383)	1,000,000	1	EA	1985
AWDF		1	EA	1985
Notes:				
EA = each		HP = horsepower		
LF = linear feet		gal = gallons		

J1.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 3 lists other ancillary equipment (spare parts), and **Table 4** lists specialized vehicles and tools included in the purchase. Offerors shall field-verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 3
 Spare Parts
Water Distribution System, Picatinny, New Jersey

Quantity	Item	Make/Model	Description	Remarks
Picatinny maintains an inventory of spare parts for the potable water system. Contents of the inventory vary as items are used and/or purchased. Availability of this inventory to the new owner will be negotiated before or during the transition period.				

TABLE 4
 Specialized Vehicles and Tools
Water Distribution System, Picatinny, New Jersey

Quantity	Item	Make/Model	Description	Remarks
No specialized vehicles or tools are included with the Picatinny water distribution system.				

J1.2.3 Water Distribution System Manuals, Drawings, and Records

Table 5 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 5
 Manuals, Drawings, and Records
Water Distribution System, Picatinny, New Jersey

Quantity	Item	Description	Remarks
Picatinny maintains a limited collection of technical manuals, SCADA operational manuals, drawings, and records on the installed components of the water distribution system. This information will be transferred to the new owner during the transition period. System maps will be available in the bidders' Technical Library.			

J1.3 Specific Service Requirements

The service requirements for the Picatinny water system are as defined in the RFP Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Picatinny water system and are in addition to those found in Section C, the requirements listed below take precedence over those found in Section C.

J1.3.1 Digging Permits and Utility Markouts

J1.3.1.1 Contractor-Provided Permits

If deemed necessary, the contractor shall participate in the Picatinny Environmental Affairs Office digging permit process. The Contractor shall complete the section of the application that may impact on the integrity of his Utility Systems and the safety of the requestors and return it to the

Environmental Affairs Office within 3 working days of receipt of the digging request. As part of this process, the Contractor shall routinely accept and process digging permit requests from Government work force; military units; RCI partnership; maintenance, construction, and Army operations contractors; cable and phone maintenance and installation companies; fence rental companies; individual residents, and additional entities as identified by Contracting Officer to have a valid need for a digging permit. Contractor shall identify methodology of accepting, processing, approving, and listing reason(s) for disapproval. Contractor shall be responsible for all repairs, costs, and damages due to excavations by others for which he did not properly mark his utilities as part of the Environmental Affairs Office digging permit process.

J1.3.1.2 Picatinny-Provided Permits

The Contractor shall first obtain digging permits directly from Picatinny Environmental Affairs Office for utilities owned by the Government before any drilling, digging, or excavation is undertaken. The digging permits shall be issued in accordance with the Installation's Soil Management Plan. (A copy of the Soil Management Plan and attendant Excess Soil Management Manifest and Record and Potentially Contaminated Soil Management Manifest and Record forms will be available in the bidder's library.) The Contractor shall provide a completed request for permit to the Environmental Affairs Office for each permit not earlier than 15 days and not later than 5 days prior to the requested digging date. A digging permit for a specified area of excavation expires 30 days after the issue date; Contractor must re-apply for a new permit to perform excavation in the area if the excavation was not started within the 30-day period. Permits will identify all underground utilities within 1.5 m (5 feet) of the designated area. Contractor shall be responsible for all repairs, costs, and damages due to his excavations that fail to comply with the Environmental Affairs Office digging permit process, including excavations extending beyond areas that have been cleared for excavation.

J1.3.1.3 Utility Markouts

The natural gas distribution system on the Installation is owned by New Jersey Natural Gas Company. The Contractor shall contact New Jersey's "One Call" system at 1-800-272-1000 for a free markout of underground gas utility lines before any outdoor construction or digging occurs.

The electrical distribution system on the Installation is owned by Sussex Rural Electric Cooperative. The Contractor shall contact Sussex Rural Electric Cooperative at 973-875-5101 for a free markout of underground electric utility lines before any outdoor construction or digging occurs.

The majority of telephone lines on the Installation are Government-owned, with the remaining telephone lines being owned by Verizon. The Contractor shall contact New Jersey's "One Call" system at 1-800-272-1000 for a free markout of Verizon-owned underground telephone lines

before any outdoor construction or digging occurs. The Contractor shall submit a service order to the Installation's base operations contractor for a free markout of the Government-owned underground telephone lines, as well as any other Government-owned underground telecommunication and utility lines, before any outdoor construction or digging occurs.

J1.3.2 Inspection and Maintenance Program

J1.3.2.1 Water Storage Tanks

The Contractor shall allow the Government access to operate and maintain any communication equipment, obstruction lights, emergency warning equipment, public address equipment, and other Government equipment on water storage tanks being privatized. The Contractor shall develop a procedure for granting the Government access. This procedure shall be submitted to the Contracting Officer for approval.

The Contractor shall adhere to Picatinny Installation Design Guides for all painting and markings on water storage tanks.

J1.3.2.2 Fire Flow

The Contractor shall perform flow testing and marking of fire hydrants IAW National Fire Protection Association standards/recommended practices. The Government reserves the right to review the Contractor's flow test records.

The Contractor shall operate, maintain, and test the Post water system IAW NJDEP. The Contractor shall provide the Contracting Officer with a copy of any and all testing information and reports submitted to the NJDEP.

The Contractor shall coordinate any changes to the water distribution system that may affect fire flow capabilities with the Utilities Directorate and Picatinny Fire Department.

J1.3.2.3 Cathodic Protection System Maintenance

The Contractor shall own, operate, and maintain the water distribution system cathodic protection systems for carbon steel piping and tanks IAW applicable standards. The Contractor shall determine what is required and shall implement cathodic protection as necessary to comply with applicable rules and regulations. The Government reserves the right to review the Contractor's cathodic protection system records.

J1.3.3 Emergency Response

The Contractor shall respond with a knowledgeable individual to emergency problems within 30 minutes of notification during duty hours and within one hour during non-duty hours. Additionally, repair crews must be on scene within one hour during duty hours and within two hours during non-

duty hours. Duty hours are defined as the hours from 0730 until 1630. Once work is initiated, it must progress without interruption until the emergency condition is rectified or downgraded and at least temporary service has been restored.

J1.3.4 Meters

The Contractor shall operate, maintain, and calibrate all secondary water meters, IAW applicable standards and regulations. The Government reserves the right to review the Contractor's meter and maintenance and calibration records.

J1.3.4.1 Meter Reading

Picatinny currently reads meters manually. The Contractor shall read meters each month as defined in Paragraph J1.5.

J1.3.5 Fire Control and Safety

The Contractor shall abide by Picatinny fire protection requirements. The utility system purchased by the Contractor may include facilities. These facilities may or may not include fire alarm systems. Where required by federal, state or local regulation, the Contractor shall maintain the fire alarm system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.

J1.3.6 Restricted Access

The Contractor shall coordinate with and obtain written approval from Picatinny for restricted area access.

J1.3.7 Crisis Situations

IAW Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by Picatinny Utilities Directorate or equivalent agency for exercises and crisis situations. Contractor shall submit Emergency Response Plans for approval by the Government for all exercise and crisis situations IAW C.9.8.

J1.4 Current Service Arrangement

The Army-owned water system at Picatinny produces, treats and distributes all potable water required. No other potable water sources are required or are available; however, a private owner of the potable water system may be required to upgrade the treatment process to "best available technology", as mandated and defined by the NJDEP.

J1.5 Secondary Metering

Between the point of delivery and the end-user points of demarcation, the Contractor shall own the existing meters, and shall install additional meters at new and upgraded locations as directed by the Contracting Officer. Contractor shall install or cause to have installed utility meters as requested by the Contracting Officer.

J1.5.1 Existing Meters

Table 6 lists the existing (at the time of contract award) meters that will be transferred to the Contractor.

The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3.3, *Metering*, and J1.6, *Monthly Submittals*.

TABLE 6
 Existing Secondary Meters
Water Distribution System, Picatinny, New Jersey

Facility	Meter Description
Building 121	Not used for billing
Aqua Park	Not used for billing
Building 3325	Commissary (Not used for billing)

J1.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 7**. New secondary meters shall be installed IAW Paragraphs C.3.3.1, *Future Meters*, and C.13, *Operational Transition Plan*. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3.3, *Metering*, and J1.6 below.

TABLE 7
 New Secondary Meters
Water Distribution System, Picatinny, New Jersey

Facility	Meter Description
Four (4) sectionalizing meters	Meter locations and sizes will be detailed in the technical library.

J1.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. **Invoice** (IAW Paragraph G.2, Submission and Payment of Invoices). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. The invoicing format shall include the following:

- the applicable contract number.
- the specific contract line item numbers (CLINs) that are being billed against.
- an adequate description of supplies/services, and quantities thereof.
- the same company name as that appearing on the contract. (The Contractor is responsible for notifying the Government, in writing, of any change to the company name so that a formal modification can be executed.)
- the name, title, and e-mail address/phone number of a point of contact for the contractor.
- the contractor's tax identification number.
- use of the term "Invoice" in lieu of Statement or Bill.

The Contractor's monthly invoice shall include segregated costs IAW with each CLIN. Costs shall be segregated into two categories: costs associated with Housing areas and costs associated with non-Housing areas. The Contractor shall provide sufficient supporting documentation with each monthly invoice to substantiate all costs included in the invoice for each CLIN as approved by the Contracting officer. The proposed system of accounts shall be made available in electronic format as directed by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: GARRISON DIRECTORATE FOR UTILITIES & CONTRACT SUPPORT
ATTN AMSTA-AR-PW (Mr. Rich Havrisko)
Address: Building 3002
Picatinny, New Jersey 07806-5000
Phone number: (973) 724-5520

2. **Outage Report.** The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: GARRISON DIRECTORATE FOR UTILITIES & CONTRACT SUPPORT
ATTN AMSTA-AR-PW (Mr. Rich Havrisko)
Address: Building 3002
Picatinny, New Jersey 07806-5000
Phone number: (973) 724-5520

3. **Meter Reading Report.** The monthly meter reading report shall show the current and previous month's readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: GARRISON DIRECTORATE FOR UTILITIES & CONTRACT SUPPORT
 ATTN AMSTA-AR-PW (Mr. Rich Havrisko)
Address: Building 3002
 Picatinny, New Jersey 07806-5000
Phone number: (973) 724-5520

J1.7 Energy Saving and Water Conservation Projects

In keeping with Paragraph C.3.4, *Energy and Water Efficiency and Conservation*, any projects that should be implemented or continued would be listed here.

- There are no projects identified at this time.

J1.8 Service Area

IAW Paragraph C.4, *Service Area*, the service area is defined as all areas within the Picatinny boundaries.

J1.9 Off-Installation Sites

There are no off-Installation sites included in the privatization of the Picatinny water distribution system.

J1.10 Specific Transition Requirements

IAW Paragraph C.13, *Operational Transition Plan*, service connections and disconnections required upon transfer would be included in **Table 8** below. As reflected in **Table 8**, there are no known required service connections or disconnections.

TABLE 8
 Service Connections and Disconnections
Water Distribution System, Picatinny, New Jersey

Location	Description
Entire System	Security at potable water treatment plants, pumps, booster stations and storage tanks will be required to be upgraded. Required security upgrade specifications will be detailed in the Picatinny utilities privatization technical library.

J1.11 Government-Recognized System Deficiencies

Table 9 provides a list of Government-recognized deficiencies. The deficiencies listed may be physical deficiencies, functional deficiencies, or operational in nature. If the utility system is sold, the Government will not accomplish a remedy for the recognized deficiencies listed. The Offeror shall make a determination as to its actual need to accomplish and the timing of any and all such deficiency remedies.

Physical and functional deficiencies may require capital to be invested in the system. If any deficiency remedy requires a capital upgrade project, the capital upgrade project shall be proposed according to the following:

- Capital upgrade projects required to bring the system to standard shall be proposed under Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s).
- Capital upgrade projects required to replace system components shall be proposed in the first years of Schedule 2 – Renewals and Replacements – 50-Year Schedule, and the cost factored into Schedule 1 – Fixed Monthly Charge, for Renewals and Replacements as part of CLIN AA.
- Transition costs shall be proposed as a one-time cost and shall be treated similar to a capital project and included in Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s).
- Improvements proposed in the operational component of the work shall be included in Schedule 1 – Fixed Monthly Charge as part of CLIN AA.

TABLE 9
 System Deficiencies
Water Distribution System, Picatinny, New Jersey

System Component	Deficiency Description
Potable Water Treatment Plant	The foundation of the potable water treatment plant has settled causing the floor, walls and ceiling to develop structural problems. Corrections to these problems need to be addressed as an initial capital upgrade (ICU).
Building No. 91 Area	Existing 4-inch water main dead ends at Building 91.
Entire System	All service lines from the mains to the building /structure need to be replaced within the first two years of the contract.
Storage Tanks	All potable water storage tanks need the addition of cathodic protection
Storage Tanks	Replace the isolation valves on all potable water storage tanks to enable isolation of the tanks for inspections, repair and maintenance.

System Component	Deficiency Description
Entire System	Expand and upgrade telemetry and SCADA systems. Details of the existing systems are located in the Picatinny utilities privatization technical library.
Entire System	Develop Geographical Information System (GIS) for the potable water system.
Entire System	Update and expand the potable water system hydraulic model to assist in identifying restrictions and future capital improvements.